House Bill 1320 By: Representative Holmes of the 61st

A BILL TO BE ENTITLED AN ACT

To amend Article 1 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated, 1 2 relating to mortgages, conveyances to secure debt, and liens in general, so as to provide that 3 upon a foreclosure of residential real property, a tenant occupying a dwelling unit under an unexpired term for years or a lease for a definite term in effect at the time of the foreclosure 4 5 by sale shall be deemed a tenant at will; to provide for related matters; to repeal conflicting laws; and for other purposes. 6 7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA: 8 **SECTION 1.** 9 Article 1 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated, relating to 10 mortgages, conveyances to secure debt, and liens in general, is amended by adding a new 11 Code section to read as follows: ″44-14-14. 12 13 Upon a foreclosure of residential real property pursuant to this chapter, a tenant occupying 14 a dwelling unit under an unexpired term for years or a lease for a definite term in effect at the time of the foreclosure by sale shall be deemed a tenant at will." 15 **SECTION 2.** 16

17 All laws and parts of laws in conflict with this Act are repealed.

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